



CITY OF HAYWARD AGENDA REPORT

Planning Commission
Meeting Date 12/19/02
Agenda Item 3

TO: PLANNING COMMISSION

FROM: Arlynne J. Camire, Associate Planner

SUBJECT: **Modification of Planned Development No. PL-2002-0003/0002 – Bruce Creager of Barghausen Consulting Engineers for Costco Wholesale (Applicant)/The Price Club Company DBA Costco Wholesale (Owner) - Request to construct a self-serve gas station for Costco members.**

The project is located at 22330 Hathaway Avenue at West "A" Street, on the southern portion of the Costco Business Center site.

RECOMMENDATION:

It is recommended that the Planning Commission recommend that the City Council deny the modification of the Planned Development District subject to the attached findings.

DISCUSSION:

Background

The approximately 11-acre Costco Business Center parcel is developed with a 105,000 square-foot membership warehouse/retail center, an 8,650 square-foot tire center building which is not open for business, and a parking lot containing 678 stalls. This is a request to modify the Planned Development zoning district to construct a members only, self-serve cardlock gasoline fueling facility as an accessory use to the Costco Business Center.

North of the site is the warehouse parcel that is occupied by Hathaway Distribution Center and Shurgard Storage To Go. The surrounding land uses located to the northeast and east on the opposite side of the Southern Pacific Railroad include manufacturing and mixed industrial. Commercial uses are located on the westerly side of Meekland Avenue that is located in the County. To the south and southeast across West A Street is a mixture of single-family dwellings in the Single Family Residential (RS) District and industrial uses east of Amador Street in the Industrial District. Across Hathaway Avenue, to the west, is a mix of single-family dwellings and commercial development lying within the County.

On August 2, 1983, the General Policies Plan Map land use designation was changed from Industrial to Commercial and the zoning district was changed from Industrial to Planned Development to develop the property with a semi-public warehouse operation permitting direct retail sales to the public and businesses. In 1986, the General Policies Plan Map land use designation was changed from Commercial to Mixed Industrial. The policy recognized this site (along with other similar parcels located in the vicinity) to be developed, as appropriate, with

commercial uses, residential uses, or planned development with mixed uses to be compatible to adjacent residential and commercial areas. At the time that the Costco Business Center, tire center and retail shops were approved, it was viewed as being consistent with the policy.

In November, 1998, the Costco site was included in the Expanded Redevelopment Area and became a part of the Downtown Hayward Redevelopment Project Plan.

On November 18, 1999, the Planning Commission denied a similar request to modify the Planned Development district that would allow the construction of a members only, self-serve cardlock gasoline fueling station as an accessory use to the Costco Business Center (Zone Change No. 99-190-03.) At that time, staff recommended denial because the proposal was not in conformance with the General Plan, the Downtown Hayward Redevelopment Project Plan and the Santa Clara Neighborhood Plan. In addition, the Cannery Area Design Plan was not yet adopted so it was not clear if the project might preclude the opportunity for integrated, large-scale development as anticipated in the draft Plan. The Planning Commission denied the project based on the staff recommendation and the fact that there are numerous gasoline service stations in the area of the proposed project. The applicant has resubmitted the project that was denied in November 1999 (Attachment B.)

Project Description

The applicant proposes to construct a self-serve gas station that includes a fuel pump canopy, which would shelter three fuel pump islands with 6 multi-product dispensers for a total of 18 fueling positions. The design of the canopy is consistent with the architectural detailing of the warehouse building. In addition, a 48-square-foot controller enclosure that houses the main power sub-panel and the electronic monitoring equipment would be constructed. Each gasoline pump would be equipped with a membership card reader and pay point system. Three 20,000-gallon underground fuel storage tanks and piping, and a monitoring system would be installed. The conceptual landscape plan indicates the addition of 2,400 square feet of landscaping in planters that would separate the canopy and 6 lanes of travel from the parking stalls located west of the Costco Business Center. The project would consume approximately 26,000 square feet (over one-half acre). The service station would be staffed by one employee. Those using the facility would be limited to individuals and businesses that have a Costco membership and further limited to those who have either a Costco credit card or a bank debit card.

General Plan, the Cannery Area Design Plan, Downtown Hayward Redevelopment Project Plan, the Santa Clara Neighborhood Plan and Planned Development Zoning

The Land Use Element of the General Plan seeks implementation of the Cannery Area Design Plan. The Cannery Area Design Plan (the Plan) addresses the industrial areas included in the westerly expansion of the Downtown Redevelopment Area. The Plan designates the Costco site as Big Box Retail and anticipates the addition of two-100, 000 square feet each big box retail stores and eight-5,000 square feet each retail pavilions. However, the proposed members only, self-serve gasoline station would utilize approximately 26,000 square feet in area which precludes development of the

site consistent with the this goal of the Cannery Area Design Plan because the site is not large enough to accommodate the uses proposed in the Plan and the service station. In addition, the service station would not be considered accessory to a bona fide big box retailer because of the limited function of the Hayward Costco as a business center.

The Downtown Hayward Redevelopment Plan goal of *planning new development for consistency of image and improving project design* is not fulfilled by this project. The service station canopy does reflect the architectural style of the Costco Business Warehouse, however, it is utilitarian by necessity in design. Since it is proposed to be located on a the prominent corner at West A Street and Hathaway Avenue, the project would preclude the construction of a neighborhood serving business in an attractive building that anchors this prominent corner, which would better fulfill this goal.

The Downtown Hayward Redevelopment Plan also recognizes that *the redevelopment area is characterized by a variety of conditions that adversely affect the economic functioning and improvement of the area, the well being of the City and the overall image of Hayward*. This includes the underutilization of land and buildings. The site contains a Costco Business Center, as opposed to a full-scale Costco Membership Warehouse, and serves a limited clientele. Compared to the previous membership warehouse uses that serviced the entire community, the property is underutilized. Establishment of the auto service station on this site could hamper development of a full-service regional retailer or other uses envisioned by the Redevelopment Plan, the Cannery Area Design Plan and the Neighborhood Plan, further contributing to the underutilization of the land. The development of a service station should be considered in conjunction with a re-use plan that is consistent with the goals of these plans.

The Santa Clara Neighborhood Plan recognizes the Cannery area as an employment generator. The proposed service station is designed for only one attendant, therefore, it cannot be considered an employment generator and consequently, does not meet the intent of this goal. Furthermore, a more intensive use, such as a neighborhood serving use, would be a larger employment generator, which does meet the intent of Neighborhood Plan.

The Neighborhood Plan specifies the strategy that *“along West A Street, between Santa Clara (Hathaway Avenue) and Interstate 880, support neighborhood uses.”* The retail pavilions envisioned in the Cannery Plan would contain establishments that cater to both regional and local customers but should focus on services that are needed by local residents as recognized by the Santa Clara Neighborhood Plan. In order to use the gasoline service station, Hayward residents would be required to be Costco members and hold Costco credit cards or bank debit cards. Since a majority of Hayward residents are not Costco members, the self-service gasoline station would have a limited ability to serve the neighborhood. Because the members only self-service gasoline station would not serve a large portion of the residents, it could not be considered a neighborhood serving use, therefore inconsistent with the Neighborhood Plan strategy that neighborhood uses be developed on this site.

Service stations typically require use permits; however, due to the Planned Development zoning, a modification of the Planned Development is being requested. Normally, a use permit is required to ensure that certain uses are permitted where there is a community need and in accordance with City policies. There are already seven gasoline service stations in the vicinity that serve residents and commuters. In addition, the County of Alameda Planning Department is reviewing an application for a proposed gasoline service station at the intersection of Garden Avenue and West A Street (See Map: Attachment D.) Furthermore, at least 20 percent of a service station site is required to be landscaped and only 10 percent is proposed. In the Planned Development District, when exceptions to minimum development standards are requested, the exception must be adequately offset or compensated for, which has not occurred for this project.

ENVIRONMENTAL REVIEW:

The project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Checklist and a Negative Declaration was prepared for the project. Staff has received one letter from an adjacent resident who was concerned about traffic generation and its potential impact on her neighborhood (Attachment E.)

Parking and Traffic Generation

The Costco Business Center, the tire center and the self-serve gas station require 437 parking spaces including 9 parking spaces for persons with physical disabilities. Six hundred twenty-four (624)-parking spaces are proposed, including 11 spaces for persons with disabilities. The gas station requires a minimum of 3 parking spaces. The construction of the project would displace 54 parking spaces of the existing 678 parking spaces. The parking to be provided meets parking requirements to serve the Costco Business Center, the gas station and the tire center.

According to the applicant, Costco business centers have lower sales volumes than typical Costco warehouses and generate less traffic. The applicant's traffic study prepared for the proposed service station indicates that many of those who use the service station would be those who are there primarily to visit the warehouse. Staff concurs with the finding of the traffic study that the proposed service station would not have a significant impact on local traffic.

PUBLIC HEARING NOTICE:

On December 9, 2002, a Notice of Public Hearing and Notice of Preparation of the Negative Declaration was mailed to every property owner and occupant within 300 feet of the property as noted on the latest assessor's records, as well as to all property owners in the neighborhood, and to all parties having previously expressed an interest in this project.

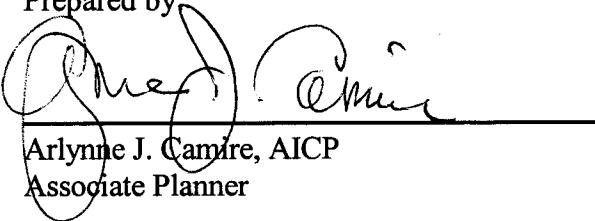
CONCLUSION:

Staff cannot recommend approval of the proposed members only self-service gasoline station because it fails to meet City Policies, and does not meet community need. In addition, the

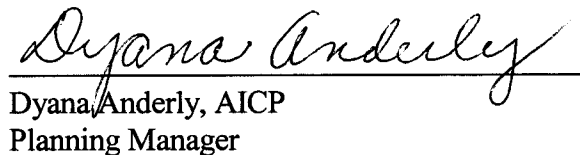
exception to minimum development standards of landscape requirements has not been justified or compensated for.

If the Planning Commission is inclined to recommend approval, staff should be directed to bring back findings for approval and conditions of approval.

Prepared by:

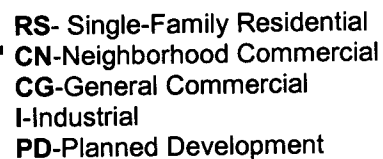

Arlynne J. Camire, AICP
Associate Planner

Recommended by:


Dyana Anderly, AICP
Planning Manager

Attachments

- A. Area and Zoning Map
- B. Planning Commission Minutes dated November 18, 1999
- C. Findings for Denial
- D. Existing Gasoline Service Stations Map
- E. Email dated December 11, 2002 from Ken Price, Santa Clara Neighborhood Task Force Member
- F. Negative Declaration and Environmental Checklist Form
Plans and Elevations



Owner: Costco Wholesale Corporation

**MEETING**

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Fish, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Bennett, Bogue, Caveglia, Halliday, Zermeño
CHAIRPERSON Fish
Absent: COMMISSIONER Williams

Staff Members Present: Borger, Camire, Ehrenthal, Looney, Patenaud, Woodbury

General Public Present: Approximately 4

PUBLIC COMMENT

None made

AGENDA

1. **Zone Change 99-190-03 – Bruce Creager of Barghausen Consulting Engineers for Costco Wholesale (Applicant) / The Price Club Company DBA Costco Wholesale (Owner):** Request to construct a self-serve gas station for Costco members. *The project location is 22330 Hathaway Avenue on the southwest portion of the Costco Business Center, bounded by West A Street and Hathaway Avenue.*
Continued from November 4, 1999

2. **Use Permit Application No. 99-160-26 – Everardo Jimenez (Applicant), Everardo Jimenez, Rodolfo Jimenez and F. Javier Jimenez (Owners):** Request for off-sale of alcoholic beverages at Jimenez Supermarket. *The project location is 28150 Mission Boulevard, on the southeast corner of Hancock Street in the General Commercial (CG) District.*

PUBLIC HEARINGS

1. **Zone Change 99-190-03 – Bruce Creager of Barghausen Consulting Engineers for Costco Wholesale (Applicant) / The Price Club Company DBA Costco Wholesale (Owner):** Request to construct a self-serve gas station for Costco members. *The project location is 22330 Hathaway Avenue on the southwest portion of the Costco Business Center, bounded by West A Street and Hathaway Avenue.*
Continued from November 4, 1999

Associate Planner Camire made the staff report. She indicated the location of the project and delineated the details of the proposal.

Community and Economic Development Director Ehrenthal pointed out that this proposal is not in conformance with the General Plan or the Expanded Downtown Redevelopment Plan,

the Economic Development Element and the Growth Management Element of the General Plan for this area. She outlined the history of the Cannery Area as well as describing the adoption of the expanded Redevelopment Area Plan. She explained staff concern for the area, which is a Growth Management change area, in transition to newer, more congenial uses. This is a high profile site. Staff has been working to move forward in this area. She explained that the Council Downtown Committee has just recently been presented with a proposal for this area. The first phase is to develop a general vision for the area. Next, follow-up studies might be included in Phase II of the plan. She indicated that although this proposal is attractive and not detrimental to the area, concerns are raised about the need for another gas station in this area and, more specifically, on this corner. She added that approval of this project might limit future development on this site.

Staff then responded to questions from Commissioners.

The Public Hearing was opened at 7:45 p.m.

Bruce Creager, Barghausen Consulting Engineers, 18215 72nd Avenue South, Kent, WA, speaking on behalf of the applicant, explained the project and its part in the COSTCO Business Center facility. He pointed out the architectural compatibility with the existing structure, and took issue with the description that they were not serving an unmet need in the community. He described this as a smarter and better way to offer their membership gasoline. He described the location on the site and indicated that, at this corner, the trees on the lot will obscure much of the project, which will not impact most of the surrounding area. He added that they were bewildered that their location was even included in the new Redevelopment Area.

When asked by Commissioner Bennett about other COSTCO sites in the region in similar situations, he described a number of sites and showed site plans with the locations of gas stations relative to the COSTCO Membership Warehouses in other cities.

Kathy Nishihira, COSTCO, 999 Lake Drive, Issaquah, WA, also named a number of other COSTCO sites in the region with more commercial properties around them. She then described the proposal itself as a "stand-alone" site with no attendants. It would be tied to the facility with video cameras, making it fast, functional and competitive. The savings would be passed on to their membership as a decrease in the cost per gallon.

The Public Hearing Closed at 8:01 p.m.

Commissioner Caveglia, seconded by Commissioner Bennett, **moved to deny** the application adding that there are plenty of gas stations in this area. This should be left open for future development within the vision of the Redevelopment Area.

Community and Economic Development Director Ehrenthal explained that the applicant owns the property.

Commissioner Halliday asked whether approval of the proposal could somehow be tied to the continued use of the COSTCO Business Center and revoked if the Center ceases to exist.

Assistant City Attorney Borger explained that staff would have to analyze that approach a bit more but it may be possible.



Community and Economic Development Director Ehrental added that the City prefers opportunities to be left open rather than small piece meal development of the land in the Redevelopment area.

Chairperson Fish said this project looked like a good fit for the property. He added that it would be good for the members. He was sorry it was an inopportune time. However, in the best interests of the City, he would support the motion and vote against the proposal.

The **motion passed** by the following vote:

AYES:	COMMISSIONERS Bennett, Bogue, Caveglia, Zermeño CHAIRPERSON Fish
NOES:	COMMISSIONERS Halliday
ABSENT:	Williams
ABSTAIN:	None

2. **Use Permit Application No. 99-160-26 - Everardo Jimenez (Applicant), Everardo Jimenez, Rodolfo Jimenez and F. Javier Jimenez (Owners):** Request for off-sale of alcoholic beverages at Jimenez Supermarket. *The project location is 28150 Mission Boulevard, on the southeast corner of Hancock Street in the General Commercial (CG) District.*

Associate Planner Patenaude described the market and the proposed areas of display and that this project involves the transfer of an existing liquor license in the area. He indicated that COMPREE recommends approval of the application, with conditions of approval. He also pointed out a letter from surrounding property owners complaining about the present condition of the trash enclosure area. He added that staff recommends approval of the application subject to findings and conditions.

Commissioner Caveglia asked about the present owner of the license and was told this transfer would minimize the liquor license use.

Commissioner Zermeño asked whether there would be two licensees in the vicinity or just the transfer of the one. He was told there would be only one.

Public Hearing Opened at 8:17 p.m.

Darci Meyers, COMMPRE, 22652 Second Street, asked how the Conditions were enforced.

Commissioner Halliday then took the opportunity to thank COMMPRE for the excellent work they have been doing in Hayward. She said their recommendation particularly means a lot to her.

Commissioner Halliday then **moved**, seconded by Commissioner Bennett, to approve the staff recommendation of the application subject to the conditions and findings. She said the letter complaining about the current conditions on the property may be solved with the transfer since this property would now be subject to the conditions by the City. She added that she based her motion on the recommendation from COMMPRE.

Commissioner Bennett added that this is one of the first applications for alcohol that she has seen get so much support for approval from various sources.

Commissioner Zermeño added that the Jimenez Brothers are doing a good job at the market.

Commissioner Caveglia said he was surprised to see COMMPRE go along with this application. He thought it was a chance to get rid of one liquor license in the area. He indicated that this corner is a cultural center in the neighborhood but a risky area. At present it is a nice situation but having further access to liquor may create a problem.

Chairperson Fish said he shares some of the concerns of Commissioner Caveglia but this approval would give the City more leverage for control of problems on the property.

The **motion passed** by the following vote:

AYES:	COMMISSIONERS Bennett, Bogue, Halliday, Zermeño
	CHAIRPERSON Fish
NOES:	COMMISSIONERS Caveglia
ABSENT:	Williams
ABSTAIN:	None

ADDITIONAL MATTERS

3. Oral Report on Planning and Zoning Matters

Principal Planner/Landscape Architect Woodbury reported that Commissioner Williams sent his excuses and is now out of the hospital. She then commented on a Commissioner's suggestion that youth commissioners be employed in building the skate park, etc. Staff is still investigating this possibility.

4. Commissioners' Announcements, Referrals

Chairperson Fish commented on a fairly large sign at a project at Highland and Mission. He said he remembered being told at the time that approval for signage would come back to the Commission. He added that signage is an integral part of what is being approved.

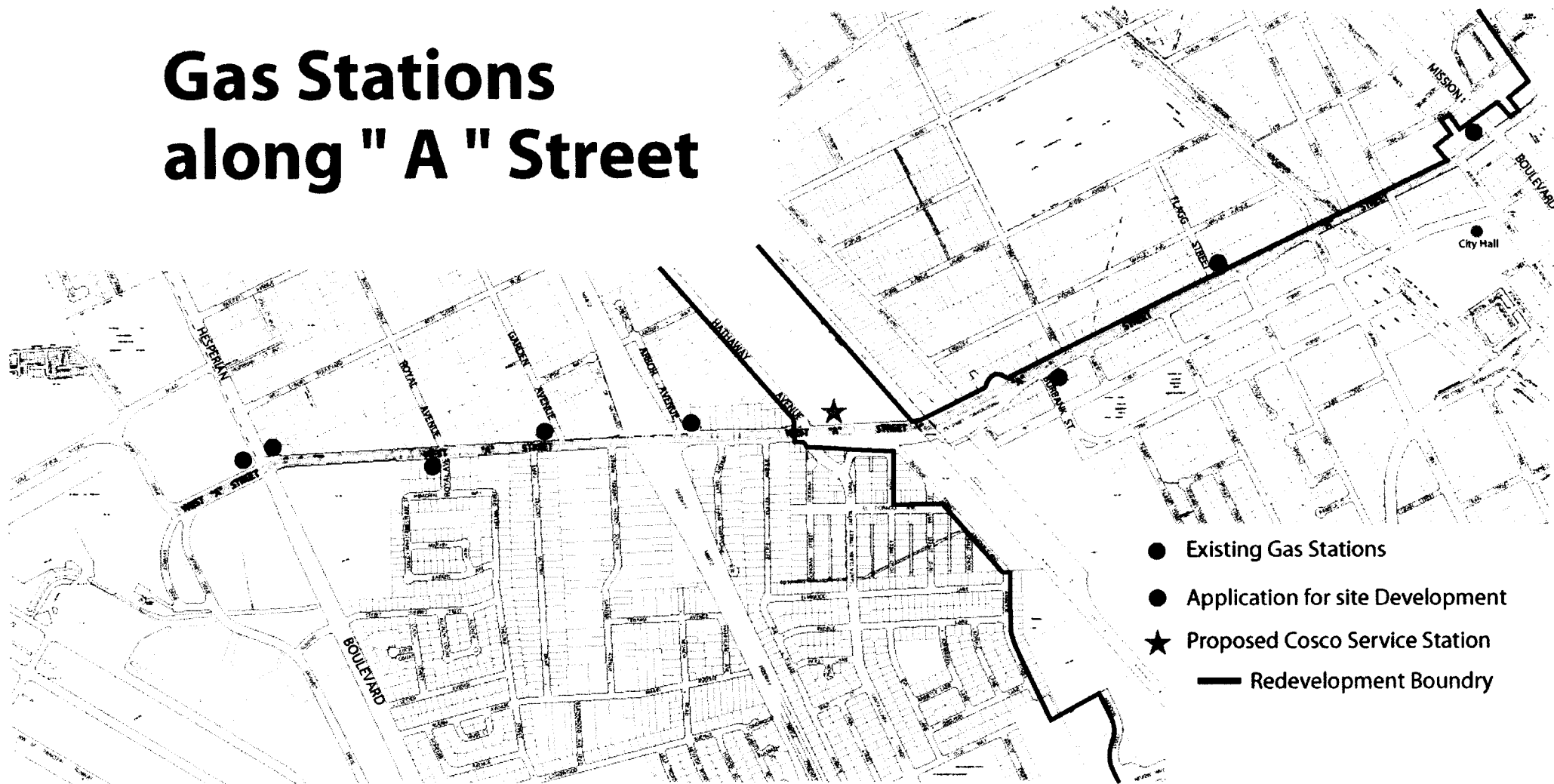
Principal Planner/Landscape Architect Woodbury responded that the Department is presently working toward the goal of integrating signage into all applications for final presentation.

FINDINGS FOR DENIAL
Modification of Planned Development District No. PL-2002-0003/0002
Bruce Creager/Barghausen Consulting Engineers/Costco Wholesale (Applicant)
The Price Company DBA Costco Wholesale (Owner)

Based on the staff report and the public hearing record:

- A. The project application has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project could not result in significant effects on the environment and therefore a Negative Declaration has been prepared.
- B. The development is not in substantial harmony with the surrounding area and does not conform to the General Plan, the Cannery Area Design Plan, Downtown Hayward Redevelopment Project Plan, the Santa Clara Neighborhood Plan and Planned Development Zoning in that the use is not compatible with the goals to provide a neighborhood or regional serving use that would also be an employment generator. In addition, the project would consume land that could be used for uses envisioned in the Cannery Area Design Plan and designed to be consistent with the Downtown Hayward Redevelopment Project Plan.
- C. The development of the site with a gasoline fueling facility will not provide a use that will be in conformity with applicable performance standards since only 10 percent of the site is proposed to be landscaped where 20 percent is required for all gasoline service stations. In addition the location and overall planning for the purpose intended will not create an environment of sustained desirability and stability through the design and development standards.
- D. The exception to the policies and goals of the General Plan, the Cannery Area Design Plan, Downtown Hayward Redevelopment Project Plan, the Santa Clara Neighborhood Plan and landscaping performance standard is not adequately compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards.

Gas Stations along "A" Street



Arlynnne Camire

From: happen@attbi.com
Sent: Wednesday, December 11, 2002 2:41 PM
To: Arlynnne Camire
Subject: Costco Fueling Facility

Arlynnne J. Camire:

I have received your "Notice of Public Hearing" on the subject project. My comments are as follows:

Costco has this same type of facility in other locations.

They have operational experience.

They have adequate site space on their property.

It will provide additional taxes for the City.

As it will ingress and egress off of Hathaway Ave. it should not impact traffic.

As there is already a Stop Light at A Street and Hathaway, no major additional traffic cost should be required.

I support this application.

Ken Price



**DEPARTMENT OF
COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division**

NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that no significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. *PROJECT DESCRIPTION:*

Zone Change Application No. PL-2002-0003/0002 - Request to construct a fully automated self-serve, card lock/gasoline fueling facility for Costco members only as an accessory to the Costco Business Center. The facility includes 3 islands with 6 fuel dispensers and 12 fueling positions, a 32' x 88' canopy over the dispenser and a small cabinet to house electronic equipment. The architectural design of the canopy will match that of the retail building. The gasoline service station requires one attendee.

II. *FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:*

The proposed project, if approved with conditions of approval, will have not significant effect on the area's resources, cumulative or otherwise.

III. *FINDINGS SUPPORTING DECLARATION:*

1. The project application has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project could not result in significant effects on the environment.
2. The project is not in conformance with the General Plan, the Cannery Area Design Plan, the Downtown Hayward Redevelopment Project Plan, and the Santa Clara Neighborhood Plan. It has been determined that gasoline fueling facility does not meet the intent of these documents to provide a neighborhood serving use that would also be an employment generator. However, this would not result in a significant affect on the environment.
3. The project is not in conformance with the intent and purpose of the Zoning Ordinance designation of Planned Development (PD) and the minimum development standards for gasoline service stations, as proposed. Gasoline service stations are required to have at least 20 percent of the total site to be landscaped and 10 percent is proposed to be landscaped. In the Planned Development District, when an exception is made to a

minimum development standard, the exception is required to be adequately offset. However, this will not result in a significant affect on the environment.

4. The project provides setbacks and meets State, Regional and local standards that will mitigate any potential impacts. Since the cardlock/self serve gasoline fueling facility is limited to Costco members, traffic impacts will not be significant.
5. The project will not affect population projections, induce substantial growth or displace existing housing.
6. The project site is not located within a "State of California Earthquake Fault Zone." Construction related to this project will be required to comply with the Uniform Building Code standards to minimize seismic risk due to ground-shaking.
7. Construction related to this project would be designed to perform to applicable codes, and, therefore, would not be in conflict with adopted energy conservation plans.
8. The Fire Department will require appropriate measures to reduce any release of hazardous materials below an acceptable level of risk.
9. The project will have no effect on government services or utilities.
10. The project shall comply with the Hayward Design Guidelines and all other applicable performance standards.
11. No known archaeological or paleontological resources exist on the project site.

IV. PERSON WHO PREPARED INITIAL STUDY:

Arlynne J. Camire, Associate Planner

Dated: March 20, 2002

V. COPY OF INITIAL STUDY IS ATTACHED

For additional information, please contact the City of Hayward Planning Division, 777 B Street, Hayward, CA 94541-5007 or telephone (510) 583-4206

DISTRIBUTION/POSTING

- Provide copies to project applicants and all organizations and individuals requesting it in writing.
- .. Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing

and/or published once in Daily Review 20 days prior to hearing.

- Project file.
- Post immediately upon receipt at the City Clerk's Office, the Main City Hall bulletin board, and in all City library branches, and do not remove until the date after the public hearing.



Environmental Checklist Form

1. **Project title:** Zone Change Application No. PL-2002-0003/0002 Request to construct a self-serve gas station for Costco members.
2. **Lead agency name and address:** City of Hayward, 777 B Street, Hayward, CA 94541
3. **Contact person and phone number:** Arlynn J. Camire Associate Planner (510) 583-4206
4. **Project location:** 22330 Hathaway Avenue on the southern portion of the Costco Business Center site, bound by West A Street and Hathaway Avenue.
5. **Project sponsor's name and address:** Bruce Creager of Barghausen Consulting Engineers for Costco Wholesale (Applicant) / The Price Club Company DBA Costco Wholesale (Owner) Costco Wholesale Corporation, 18215 72nd Avenue South, Kent, WA 98032, 425-427-7540
6. **General plan designations:** Mixed Industrial
7. **Zoning:**
Planned Development (PD)
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) – Construct a fully automated self-serve, card lock/gasoline fueling facility for Costco members only as an accessory to the Costco Business Center. The facility includes 3 islands with 6 fuel dispensers and 12 fueling positions, a 32' x 88' canopy over the dispenser and a small cabinet to house electronic equipment. The architectural design of the canopy will match that of the retail building.
9. **Surrounding land uses and setting:** Briefly describe the project's surroundings: Commercial and industrial properties to the west and north. Residential properties to the north across Hathaway and to the east across West A Street.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)** N/A.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

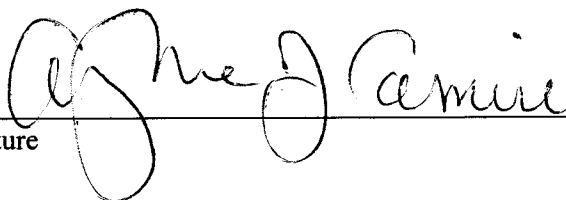
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



March 20, 2002

Date

Arlynn J. Camire, AICP Associate Planner

Printed Name

City of Hayward

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? <i>The Costco Members card operated gasoline service station will not adversely affect scenic vistas.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? <i>The project will not damage scenic resources. The Costco Members card operated gasoline service station will be built on the site that is located within the Costco Business Center parking lot.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? <i>The project is in conformance with the Hayward Design Guidelines.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? <i>The project will create new light, however, the lights will be recessed into the gasoline pump canopy and glare will not affect adjacent properties.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. <i>The project site is not within a farmland area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project is not located in an agricultural district or an area used for agricultural purposes.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>See II b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will meet all air quality standards. Properties within the City of Hayward are required to meet State air quality standards specified in the Clean Air Plan adopted by the Bay Area Quality Management District.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Stage I Vapor Recovery System will recover vapors that are displaced during the refueling of the underground storage tanks. In addition, the gasoline dispensers will be equipped with a Stage II Vapor Vac Nozzle System, which is designed to prevent gasoline vapors from releasing into the atmosphere during refueling of customers' vehicles.

a.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Any impacts to air quality will be temporary lasting during the construction phase. See III a.

- d) Expose sensitive receptors to substantial pollutant concentrations? See III a.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- e) Create objectionable odors affecting a substantial number of people? See III a.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is currently developed with a portion of a parking lot that serves the Business Costco. Since the property is urban in nature, biological resources will not be adversely affected.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? <i>See IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? <i>See IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <i>See IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <i>The project is in conformance with all City of Hayward ordinances that protect biological resources including the Tree Preservation Ordinance.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? <i>The project is in an urban area and is developed with a Business Costco and a parking lot.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? <i>No known historical resources exist on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? <i>No known archaeological resources exist in on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>No known paleontological resources exist on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? <i>No known human remains are located on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <i>The project is outside the Hayward Special Studies Fault Zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. <i>The project is outside the Hayward Special Studies Fault Zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? <i>The project is not located within a "State of California Earthquake Fault Zone and will be required to comply with the Uniform Building Code Standards to minimize seismic risk due to ground shaking. The subject site is in an area shown in ABAG's report On Shaky Ground as having an anticipated Modified Mercalli Shaking Intensity of IX (Violent) for a 7.3 quake on the Hayward Fault. The proposed project will be required to be built to the most recent Uniform Building Code regulations. No active faults are believed to exist within the project site. Therefore, during such an event it is unlikely that surface rupture due to faulting or severe ground shaking will occur at the site; however, ground shaking may be violent. (Source: Geologic Investigation, Price Club Expansion, June 29, 1990 and On Shaky Ground-ABAG)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? <i>Liquefaction and differential compaction is not considered to be a serious problem on this site. Seismic ground failure, including liquefaction and subsidence, is not likely at this site. This impact is considered less than significant. See Via(ii)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? <i>The project is not located within an area subject to landslides.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <i>The project is within an urban setting that does not include agricultural land.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>Prior to issuance of any building permit, engineering and building staff will review a geologic and soils investigation report to design adequately the building foundations for the soil type for new projects. Judging from past geologic activities in the area of the project, the soil types have not exhibited any of the characteristics that would indicate that any of these conditions exist or are possible.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>Prior to issuance of a building permit, engineering and building staff will review a geologic and soils investigation report to adequately design the building foundations for the soil type on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? <i>The project will be connected to City of Hayward services and utilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? <i>The proposed Costco Members gasoline service station will be required to meet all local, state and federal regulations of fuel transportation. The underground fuel storage tanks will also meet all local, state and federal regulations.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? : <i>The site was once a canning facility and contained underground tanks which contained fuel oil used in the canning process. The tanks were removed and soil remediation occurred prior to the construction of the Costco Business Center. The Fire Department shall require appropriate conditions of approval such that any release of hazardous materials will be kept to an acceptable level of risk. In addition, an "Underground Storage Tank Permit Application" is required by the State of California and will be filed with the City of Hayward Fire Department.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

See VII a.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? <i>The project is not located within an airport zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>See VIII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>The site will be monitored by gasoline fueling facility employees during hours of operation of the gasoline fueling facility. An emergency shut-off valve and fire extinguishers will be provided. The facility will contain an on-site emergency spill kit and an emergency telephone. Adequate emergency access by Fire, Police and other emergency vehicles will be possible. The project will not interfere with any known emergency response plan or emergency evacuation plan. Emergency response times will be maintained.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>The project is not located in an area of wildlands and is not adjacent to wildlands.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements? <i>The project will meet all water quality standards. Drainage improvements will be made to accommodate runoff. The project site is paved so absorption rates will be similar. However, gasoline will be dispensed and run-off is not probable. Best Management Practices shall be maintained for storm water pollution prevention. The facility is designed to meet all local, state and federal requirements for the dispensing of gasoline.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The project site is paved so absorption rates will be similar. However, gasoline will be dispensed and run-off is not probable. Best Management Practices shall be maintained for storm water pollution prevention. The facility is designed to meet all local, state and federal requirements for the dispensing of gasoline.</i>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The project is not located near a stream or a river. See</i>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The project is within an urban area and has been developed as such. Drainage patterns on the site will not cause flooding. A grading and drainage plan is required to be approved prior to grading of the site.</i>				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The amount of run-off from the project is not anticipated to increase and will not exceed the capacity of the stormwater drainage system. See VIII a.</i>				
f) Otherwise substantially degrade water quality? See VIII a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>According to FEMA Flood Insurance Rate Maps, the 100-year flood hazard area is not contained this site.</i>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? See VIII g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? See VIII g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? <i>The project is not in a location that would allow these phenomena to affect the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community? <i>The project will not physically divide the existing community.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <i>The project is not in conformance with the General Plan, the Cannery Area Design Plan, the Downtown Hayward Redevelopment Project Plan, and the Santa Clara Neighborhood Plan. It has been determined that gasoline fueling facility does not meet the intent of these documents to provide a neighborhood serving use that would also be an employment generator. However, this will not result in a significant affect on the environment.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>See IV f.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The project will not result in a significant impact to mineral resources since the project study area is a developed urbanized area that does not contain mineral resources. There are no known mineral resources on the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? <i>See X a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE - Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? <i>Due to the project's location on West A Street and Hathaway Avenue, construction activities and future noise levels generated by the operation of the project are not anticipated to increase over existing noise levels.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? <i>See XI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>See XI a</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? <i>See XI a</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? <i>See VII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? <i>See VII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <i>The project will not remove or add dwelling units.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <i>See XII(a)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>XII a & b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? *The proposed project would have no effect upon, or result in only a minimal need for new or altered government services in fire and police protection, maintenance of public facilities, including roads, and in other government services.*

Police protection? *See XIII a.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools? . Because the proposed project is a Costco members gasoline service station, there is no effect on schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks? Because the proposed project is a Costco members gasoline service station, there is no effect on parks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities? No other public facilities will be significantly impacted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>See XII a</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <i>See XII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A Costco Business Center traditionally generates less traffic than the average Costco warehouse; therefore, traffic generation is anticipated to be minimal. A 1997 traffic study completed by Entranco Engineering, Inc. which analyzed four Costco warehouse gasoline facilities, indicates that between 68 and 77 percent (an average of 72%) of the total trips generated were "internally captured," i.e., customers already shopping at the warehouse also decide to purchase gasoline. In a 1998 DKS Traffic Consultants, Inc. study, it was found that two Costco facilities generated between 29 and 43 percent passer-by trips during the p.m. peak hours. Adjusting the gasoline facility trips by these factors results in a range of net new pm peak hour trips that range from as low as 31 to a high of 95 trips (this is approximately 15 to 48 customer vehicles.) However, since this is a Costco Business Center, it is anticipated that the number of customers of the gasoline facility will likely be below average.

Impact: *The number of trips added in the peak hours and throughout the day is minimal and the impact on traffic is not expected to be significant.*

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? *See XV a.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? *The project will not affect air traffic patterns.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p><i>Existing driveways will continue to be used for both customer vehicles and fuel delivery trucks. No new driveways will be constructed to Hathaway Street nor West A Street. Costco gasoline customers will enter the eastern driveway, located closest to the fueling facility. A queuing area of more than 100 feet will be provided, which will accommodate 5 vehicles. Signs and pavement markings will direct customer movements for entering and exiting the facility and the site. City of Hayward staff has determined that on-site circulation is adequate and off-site traffic circulation will not be impacted. The pedestrian pathway that transverses the project site will be removed in order to discourage pedestrians from walking through this area. In its place, the pathway will extend from the main entrance of the Costco Business Center warehouse to Hathaway Street, which will provide a clear route of travel from the warehouse to Hathaway Street.</i></p> <p><i>It is anticipated that there will not be an impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Result in inadequate emergency access?</p> <p><i>The Hayward Fire Department has reviewed the project and finds the project acceptable to Hayward Fire Department requirements and standards. Current Fire Codes will be met.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Result in inadequate parking capacity? <i>Adequate on-site parking will be provided. The City of Hayward Parking Ordinance requires this project to provide 437 parking spaces are required and 624 will be provided.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <i>The project does not conflict with adopted policies supporting alternative transportation.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> <p><i>Wastewater treatment requirements are met by the City of Hayward therefore, all treatment requirements will continue to be met.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p><i>The City of Hayward wastewater facility has the capacity to serve the project.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>The existing storm drain system has the capacity to serve the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>The East Bay Municipal Utilities District supplies water and the service to site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? <i>The City of Hayward operates its own wastewater facility. This facility has the capacity to accommodate the amount of wastewater that will be generated by the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <i>Waste Management of Alameda County will dispose the solid waste for this site. It is anticipated that the solid waste produced by this project will be insignificant. The Altamont landfill is available to the City of Hayward until 2009 and has sufficient capacity to handle the amount of solid waste generated by the project.. The landfill recently received an approval that increases the capacity and adds 25 years to the life of the landfill to the year 2034.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <i>The project will participate in the Waste Management of Alameda County recycling program under contract with the Oro Loma Sanitary District. Service will remain the same for this site. However, it is anticipated that the solid waste produced by this project will be insignificant. All construction solid waste will be recycled in accordance with the City of Hayward Construction and Demolition Debris Recycling Requirements.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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